1. ROLL CALL:
Peter Marchand, Willard Platt, and John Cooney convened for the Zoning Regulations Subcommittee meeting at 5:10PM. Town Planner and Director of Land Use Lance Hansen staffed the meeting. Other staff also attending included Zoning Enforcement Officer/Wetlands Agent/Blight Officer Michael Stankov.

2. DISCUSSION REGARDING POTENTIAL ZONING REGULATION CHANGES:
(14 days to 10 days requirement public hearing signage notice follow-up)(List of Changes Made during Codification Project) (Parking as principal use standards) (Development on 25% slopes)

It was noted that the discussion on driveways would be continued to the next meeting. Referring to the Winchester Schedule A – Regulations, Mr. Stankov explained the codification project. Mr. Marchand recalled that the project began two years ago with the Board of Selectmen. There was discussion about one table for zoning districts. Suggested edits would be forwarded from this committee back to the whole commission, according to Mr. Hansen. Discussion also occurred on the regulation related to fencing at Highland Lake. Additionally, there was discussion on changing the requirement for the posting of signs for public hearings from fourteen to ten days, driveways, codification, and the proposal to eliminate the survey requirement for proposals without any exterior changes. It was noted that a public hearing was necessary for changes to the zoning regulations.

The committee also discussed requirements for maintenance on water tanks and how that relates to home owners associations. Mr. Marchand referred to the necessary water supply for firefighting in subdivisions.

3. NEW BUSINESS: **Continued discussion for updating zoning maps
No business discussed.

The committee discussed a possible welding business at 147 Torrington Road. They reviewed the pending wetlands applications of 137 Torrington Road, 200 New Hartford Road, and 149 Newfield Road. A request for follow-up on enforcement was made for Giavonni’s and Gas Man.

4. ADJOURNMENT:
The subcommittee adjourned at 6:05PM.

(From the hand-written notes of Town Planner and Director of Land Use Lance Hansen)